

**CITY COUNCIL
STAFF REPORT
JUNE 15, 2020**

PARCEL A OF OUTLOT 1, RIDNOUER ADDITION – PLAT OF SURVEY

SUMMARY

CASE NUMBER: SUB-20-002

PREPARED BY: Bill Mettee, Planning & Zoning Administrator

MEETING DATES: June 9, 2020 – Planning & Zoning Commission
June 15, 2020 – City Council

REQUEST: Plat of Survey for Parcel A of Outlot 1 of Ridnouer Addition

PURPOSE: To purchase a section of land for future development of accessory structure

Recommendation: The Planning and Zoning Commission recommends approval of the Plat as presented



SUB-20-002 Ridnouer Addition, Parcel A Outlot 1

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Owner: John Myers Post 3519 VFW Dep of Iowa
413 S Lincoln
Knoxville, IA 50138

Location: Ridnouer Addition, Outlot 1 Parcel A – Locally known as 413 S Lincoln – North side of W South Street near the intersection with S Lincoln.

Size: The original size of 406 Shappell is 65' x 134' and 8,710 square feet. The original size of the VFW is roughly 148' x 218' and 32,260 square feet. The size of Parcel A is 60' x 88.5' and 5,310 square feet, therefore making 406 Shappell about 14,000 square feet.

Zoning: C-2 General Commercial

Existing Use: VFW Hall

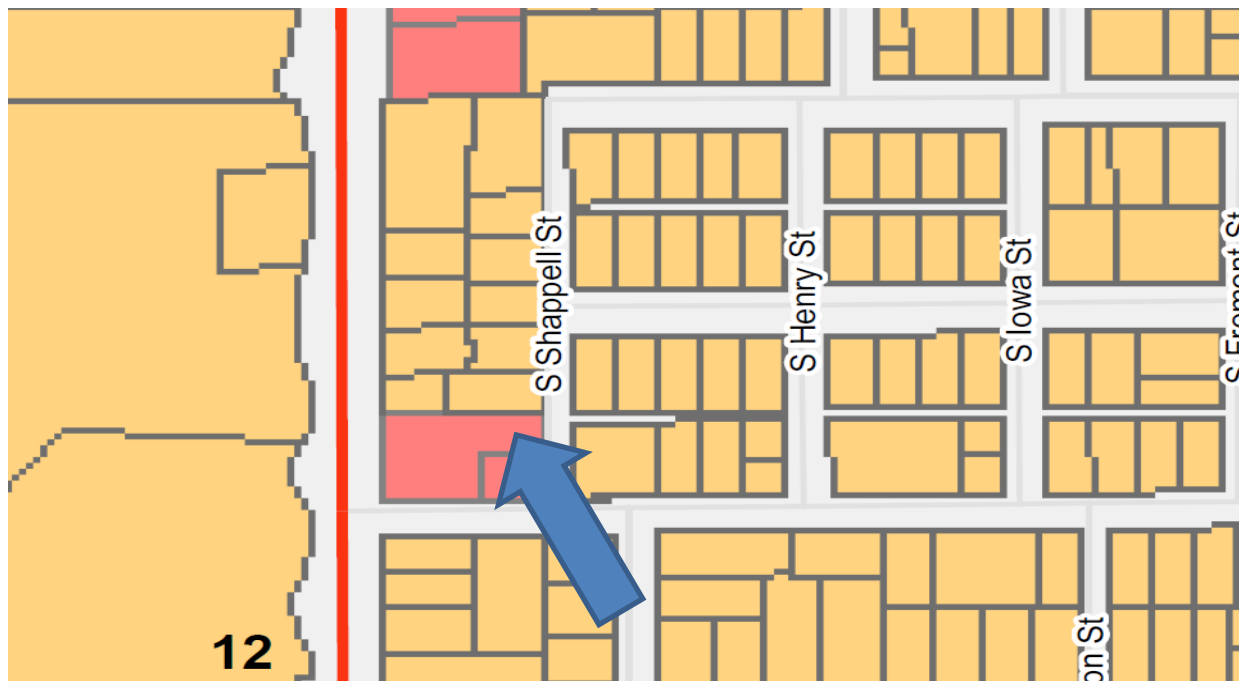
Surrounding Land Uses

North: R-2 One and Two-Family Residential

South: R-2 One and Two-Family Residential

East: R-2 One and Two-Family Residential

West: R-2 One and Two-Family Residential



After the Plat is approved, the applicant will then need to combine the lot lines and rezone Parcel A to R-2 to match the applicant's current residence.



Neighboring Property Notices:

At the time this report was written, the City had received nine returned neighboring property forms. Five in favor, one opposed and three without comment.

Staff Recommendation:

The City of Knoxville and the Planning Department recommend approval of the subdivision application as presented.

Planning Commission Recommendation:

At the regular Planning and Zoning Commission meeting on June 9, 2020, the Board voted 7-0 to approve said Plat of Survey